

**TOWN OF BUCKEYE  
COMMUNITY PLANNING AND DEVELOPMENT BOARD  
TOWN COUNCIL CHAMBERS  
100 NORTH APACHE ROAD  
BUCKEYE, ARIZONA 85326**

**REGULAR MEETING**

**APRIL 13, 2004**

**7:00 P.M.**

Accessibility for all persons with disabilities will be provided upon request. Please telephone your accommodation request (#386-4691) seventy-two (72) hours in advance if you need a sign language interpreter or alternate material for a visual or hearing impairment.

**AGENDA ITEM**

**RECOMMENDED BOARD ACTION**

**1. CALL TO ORDER**

**1. None**

**2. ROLL CALL**

**2. None**

**3. APPROVAL OF MINUTES**

Review and possible approval of the minutes of the March 23, 2004 Regular Meeting.

**3. Possible motion to approve the minutes of the March 23, 2004 Regular Meeting.**

**4. WITHDRAWALS/CONTINUANCES/OLD BUSINESS**

**4. None**

**4A. CMP03-111: SPURLOCK RANCH COMMUNITY MASTER PLAN**

Request by David Burrows, of CMX, on behalf of Spurlock Land, L.L.C., for the approval of the Spurlock Ranch Community Master Plan generally located southwest from the road alignments of 259<sup>th</sup> Avenue and Union Hills Drive. The Spurlock Ranch Community Master Plan consists of approximately 2,840 acres and will provide for 7,320 dwelling units.

**4A. Public hearing, discussion and possible motion**

**4B. RZ03-358: ELLICE INVESTMENTS REZONING**

Request by Michael Fa, with Design Fusion, on behalf of Ellice Investments for the rezoning of approximately 2 acres located south of the southwest corner of Van Buren Toad and Sun Valley Parkway from Rural-43 (Maricopa County) to General Commerce (Town of Buckeye).

**4B. Public hearing, discussion and possible motion**

**4C. RZ03-459: AKISAKU INDUSTRIES REZONING**

Request by Michael Fa, with Design Fusion, on behalf of Akisaku Industries for the rezoning of approximately 1.9 acres located at the northwest corner of Roosevelt Street and Sun Valley Parkway from Rural-43 (Maricopa County) to General Commerce (Town of Buckeye).

**4C. Public hearing, discussion and possible motion**

**4D. RZ03-460: WILLOW INVESTMENTS REZONING**

Request by Michael Fa, with Design Fusion, on behalf of Willow Investments for the rezoning of approximately 1.1 acres located at the southeast corner of Tonopah

**4D. Public hearing, discussion and possible motion**

Salome Highway and McDowell Road from Rural-43 (Maricopa County) to General Commerce (Town of Buckeye).

**4E. RZ03-461: ELLICE INVESTMENTS REZONING**  
Request by Michael Fa, with Design Fusion, on behalf of Ellice Investments, for the rezoning of approximately 1.5 acres located at the southwest corner of McDowell Road and Sun Valley Parkway from Rural-43 (Maricopa County) to General Commerce (Town of Buckeye).

**4E. Public hearing, discussion and possible motion**

**4F. RZ03-462: ELLICE INVESTMENTS, WILLOWDALE INVESTMENTS and AKISAKU INDUSTRIES REZONING**

Request by Michael Fa, with Design Fusion, on behalf of Ellice Investments, Willowdale Investments and Akisaku Industries LLC, for the rezoning of approximately 8.7 acres located at the southwest corner of Tonopah Salome Highway and Sun Valley Parkway from C-2 and Rural-43 (Maricopa County) to General Commerce (Town of Buckeye)

**4F. Public hearing, discussion and possible motion**

**4G. RZ03-463: WILLOWDALE REZONING**

Request by Michael Fa of Design Fusion on behalf of Willowdale Investments for the Rezoning of approximately 1.0 acres located southwest of the southwest corner of Pierce Street and Sun Valley Parkway from the R-43, Rural Residential Zoning District (Maricopa County) to the GC, General Commerce Land Use District

**4G. Public hearing, discussion and possible motion**

**5. NEW BUSINESS:**

**5.**

**5A. SP03-442: BEST WESTERN SITE PLAN**

Request by Dave Patel, with Legacy Properties, for site plan approval for a Best Western Hotel on approximately 2 acres of land located at the northwest corner of Durango Street and Miller Road. This site is currently zoned General Commerce, which allows hotels. The Best Western proposes to provide 75 units and conference or meeting room space.

**5A. Public hearing, discussion and possible motion**

**5B. MINGPA04-124: NARDINI MANOR MINOR GENERAL PLAN AMENDMENT**

Request by Tana Wrublik, owner of Nardini Manor, for a Minor General Plan Amendment to the Town of Buckeye's Land Use District Map. The property is currently zoned Planned Residential. Commercial Center would be a more appropriate zoning for this business. The applicant is requesting that the Town's Land Use

**5B. Discussion and possible motion**

District Map be amended from Planned Residential to Commercial Center on approximately 5.5 acres located at the southeast corner of Jackrabbit Trail and the BWCDD Canal.

**5C. RZ04-125: NARDINI MANOR REZONING**

Request by Tana Wrublik, owner of Nardini Manor, for the rezoning of approximately 5.5 acres of land located at the southeast corner of Jackrabbit Trail and the BWCDD Canal from Planned Residential to Commercial Center. This request is in conjunction with a Minor General Plan Amendment to amend the Town's Land Use District Map from Planned Residential to Commercial Center. This zoning change will bring the existing site and business into compliance with the Town's Zoning Ordinance.

**5C. Public hearing, discussion and possible motion**

**5D. MINGPA04-131: ED LEWIS MINOR GENERAL PLAN AMENDMENT**

Request by Christine Sheehy, with Arizona Land Planning & Development, LLC, on behalf of Ed Lewis, for a Minor General Plan Amendment to the Town of Buckeye's Land Use District Map. This property is currently IND-2 within Maricopa County. The applicant is requesting that the Town's Land Use District Map be amended from General Commerce to Planned Residential on approximately 112 acres located at the southeast corner of Wier Avenue and Jackrabbit Trail.

**5D. Discussion and possible motion**

**5E. MINGPA04-132: EVERGREEN DEVCO MINOR GENERAL PLAN AMENDMENT**

Request by Tyler Carlson, with Evergreen on behalf of the Napolitano Family Trust, for a Minor General Plan Amendment to the Town of Buckeye's Land Use District Map. This property is currently zoned General Commerce. The applicant is requesting that the Town's Land Use District Map be amended from General Commerce to Planned Residential on approximately 160 acres at the southeast corner of Southern Avenue and Apache Road.

**5E. Discussion and possible motion**

**5F. A04-03: QUADEX DEVELOPMENT ANNEXATION**

Request by Matthew Johnson of Quadex Development Partners on behalf of Ernest Hagenmaier for the annexation of approximately 15.5 acres located 1,260 feet east of Palo Verde Road and Interstate 10.

**5F. Discussion and possible motion**

**5G. MINGPA04-145: QUADEX DEVELOPMENT MINOR GENERAL PLAN AMENDMENT**

**5G. Discussion and possible motion**

Request by Matthew Johnson of Quadex Development Partners on behalf of Ernest Hagenmaier for the Minor – General Plan Amendment of approximately 15.5 acres from the CC, Commercial Center Land Use District to the GC, General Commerce Land Use District. This property is located 1,260 feet east of Palo Verde Road and Interstate 10.

**5H. RZ04-58: QUADEX DEVELOPMENT REZONING**

Request by Matthew Johnson of Quadex Development Partners on behalf of Ernest Hagenmaier for the Rezoning of approximately 15.5 acres from the R-43, Rural Residential Zoning District (Maricopa County) to the GC, General Commerce Land Use District. This property is located 1,260 feet east of Palo Verde Road and Interstate 10.

**5H. Public hearing, discussion and possible motion**

**5I. PP03-430: PULTE/DEL WEBB PRELIMINARY PLAT**

Request by Steve Kunzweiler of Pulte Homes / Del Webb for the approval of a Preliminary Plat identified as Parcels B1, C1, and V1 and as located southwest from the road intersection alignment of Beardsley Road and 263<sup>rd</sup> Avenue and as situated within the Sun City Festival, Community Master Plan. This Preliminary Plat will provide for 616 units on 228 gross acres.

**5I. Public hearing, discussion and possible motion**

**5J. SP04-55: PULTE/DEL WEBB SITE PLAN**

Request by Steve Kunzweiler of Pulte Homes / Del Webb for the approval of a Site Plan on a 0.25 net acre site containing a well site (Well # 2) as located southeast from the road intersection alignment of Beardsley Road and 271<sup>st</sup> Avenue, and as situated within the Sun City Festival, Community Master Plan.

**5J. Public hearing, discussion and possible motion**

**5K. SP04-56B: PULTE/DEL WEBB SITE PLAN**

Request by Steve Kunzweiler of Pulte Homes / Del Webb for the approval of a Site Plan on a net 0.32 acre site containing a well site (Well # 1) as located west of the southwest corner road intersection alignment of Beardsley Road and 267<sup>th</sup> Avenue, and as situated within the Sun City Festival, Community Master Plan.

**5K. Public hearing, discussion and possible motion**

**5L. SP03-469: PULTE/DEL WEBB SITE PLAN**

Request by Steve Kunzweiler of Pulte Homes / Del Webb for the approval of a Site Plan on a 4.42 net acre site containing Water Tanks and an Arizona Public Service Electrical Substation as located southeast from the road intersection alignment of Beardsley Road and 267<sup>th</sup> Avenue, and as situated within the Sun City

**5L. Public hearing, discussion and possible motion**

Festival, Community Master Plan.

**5M. SP03-99: FRY'S MARKETPLACE SITE PLAN**

Request by Kurt Frimodig of Robert Kubicek Architects, Inc. on behalf of Desert Sonora Co. and Watson & Yuma Properties, L.L.C. for the approval of a Site Plan on a 19.25 net acre site containing a Fry's Marketplace and other commercial development as located southwest from the intersection of Yuma Road and Watson Road.

**5M. Public hearing, discussion and possible motion**

**5N. SIGN04-88: PARKSIDE AT BUCKEYE SIGNAGE PLAN**

Request by Melinda Palladino of Motivational Systems Inc., on behalf of Vantage Homes for the approval of a Temporary Sign Plan Package to market homes for sale at the single family housing development known as Parkside at Buckeye. Parkside at Buckeye is generally located at the northwest corner of Irwin Avenue and Miller Road

**5N. Discussion and possible motion**

**5O. SIGN04-113: DOVE COVE ESTATES SIGNAGE PLAN**

Request by Deb Wood of Motivational Systems Inc., on behalf of Standard Pacific Homes for the approval of a Temporary Sign Plan Package to market homes for sale at the single family housing development known as Dove Cove Estates. Dove Cove Estates is generally located north of the northeast corner of Miller Road and Southern Avenue.

**5O. Discussion and possible motion**

**5P. A04-05: AKISAKU INDUSTRIES ANNEXATION**

Request by Michael Fa, of Design Fusion, on behalf of Akisaku Industries, for the annexation of the following: A portion of Section 5, Township 1 North, Range 4 West of the Gila and Salt River Base and Meridian, Maricopa County, Arizona, more particularly described as follows: (Parcel 504-15-060: Lot 28 of Sweetwater Estates as recorded in Book 126, Page 32 of Maricopa County Records; EXCEPT the East 10 feet thereof.)

**5P. Discussion and possible motion**

**6. COMMENTS FROM THE PUBLIC**

Members of the audience may comment on non-agenda items.

**6. None** – State Open Meeting Law does not permit the Board to discuss items not specifically on the agenda.

**7. REPORTS FROM STAFF**

**7. None**

**8. REPORTS FROM DEVELOPMENT BOARD**

**8. None**

**9. ADJOURNMENT**

**9. Motion to Adjourn**

Community Planning and Development Board  
Regular Meeting  
April 13, 2004  
Page 6